

Ms. Brittany Taranto
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York, 12233-7016

12.10.2025

Re: Monthly Progress Report – November 2025
John Tynan Senior Residence – NYSDEC BCP Site No. C224401
41 First Street, Brooklyn, NY

Dear Ms. Taranto,

AKRF, Inc. (AKRF) has prepared this Monthly Progress Report to summarize work conducted in connection with the above-referenced New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program site (the "Site"). The Site location is shown on Figure 1. The following activities were conducted during November 2025:

- NYSDEC provided instructions/comments to revise the RAWP to include a soil vapor intrusion (SVI) evaluation and a passive sub-slab depressurization system (SSDS) instead of an active SSDS for the new building.
- No remedial work occurred at the Site.

The following activities are planned for December 2025:

- AKRF will update and resubmit the RAWP incorporating NYSDEC's recent comments.
- No remedial work is planned for December 2025.

If you have any questions regarding the information presented herein, please contact Axel at (646) 388-9529 or Ashutosh at (646) 388-9865.

Sincerely,
AKRF, Inc.



Axel Schwendt
Vice President



Ashutosh Sharma
Vice President

Figure 1 – Site Plan and Sample Locations

cc (electronic copy only):

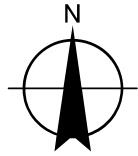
D. MacNeal – NYSDEC
C. Budd, S. McLaughlin – NYSDOH
J. Swift – Catholic Charities Progress of Peoples Development Corp
D. Stanton – Nixon Peabody
J. Holm – AKRF

FIGURE

AKRF O:\Projects\230346 - 41 FIRST ST, BROOKLYN\GIS\230346 BCP RI Figures.aprx 4/28/2025 12:01 PM 230346 Fig 2 Site Plan and Sample Locations iszalus



Map Source:
NYCP (NYC Dept. of City Planning) GIS database



LEGEND

- BCP SITE BOUNDARY
- BCP SITE BOUNDARY (PREVIOUS)
- THE 2023 PHASE 2 WAS CONDUCTED ON A PORTION OF THE PROJECT SITE BOUNDARY
- 20 LOT BOUNDARY AND TAX LOT NUMBER
- 444 BLOCK NUMBER
- EXISTING BUILDING
- EXISTING ASPHALT PAVED PARKING
- EXISTING LANDSCAPED AREA
- SOIL BORING (AKRF, AUGUST 2023)
- SOIL BORING/TEMPORARY WELL (AKRF, AUGUST 2023)
- TEMPORARY WELL (AKRF, AUGUST 2023)
- SOIL BORING/SOIL VAPOR POINT (AKRF, AUGUST 2023)
- SOIL VAPOR POINT (AKRF, AUGUST 2023)
- AMBIENT AIR SAMPLE LOCATION (AKRF, AUGUST 2023)
- SOIL BORING
- SOIL BORING/MONITORING WELL
- INDOOR AIR/SOIL VAPOR POINT
- SOIL BORING/SOIL VAPOR POINT
- SOIL VAPOR POINT
- INDOOR AIR LOCATION
- AMBIENT AIR LOCATION
- OFF-SITE SAMPLE LOCATIONS



JOHN TYNAN SENIOR RESIDENCE

41 First Street
Brooklyn, New York

SITE PLAN AND SAMPLE LOCATIONS

DATE
4/28/2025
PROJECT NO.
230346
FIGURE
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